

**Quarterly Progress Report
City of Arlington
Brownfields Community-wide Petroleum Assessment Grant**

I. Cooperative Agreement Recipient Information

Recipient:	City of Arlington
Assistance ID No.:	BF 00F69701-0
Quarterly Report No.:	3
Quarterly Reporting Period:	April 1, 2014 through June 30, 2014
Submittal Date:	July 30, 2014

II. Grant Program Progress and Activities for the Quarter

The following sections summarize activities for the quarter as they relate to the tasks/budget categories defined in the approved grant work plan.

PHASE I/II ASSESSMENT

Automotive Complex

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/13/13.

The following Recognized Environmental Conditions (RECs) were found:

- The historic on-site automotive maintenance/repair activities and associated oil/water separators
- The current and historic off-site automotive maintenance/repair facilities to the west
- The former off-site gas stations and documented groundwater impact to the north

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/23/14. The Phase II Assessment was completed on 6/25/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site soils and groundwater appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. Based on the review of the analytical results from soil and groundwater samples collected, further investigation does not appear warranted.

Vacant Land

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/20/13.

The following Recognized Environmental Conditions (RECs) were found:

- The current and historic off-site automotive maintenance activities to the north, east and west

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/23/14. The Phase II Assessment was completed on 6/18/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site groundwater appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. Based on the review of the analytical results from soil and groundwater samples collected, further investigation does not appear warranted.

Carplex Auto Group

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/30/13.

The following Recognized Environmental Conditions (RECs) were found:

- The former on-site gas station and associated gasoline tanks
- The current on-site automotive maintenance/repair activities and associated oil/water separator

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/23/14. The Phase II Assessment was completed on 6/24/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site groundwater appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. In addition, a ground penetrating radar (GPR) survey was conducted on-site and the results of the GPR survey did not identify underground storage tanks on-site. Based on the review of the analytical results from soil and groundwater samples collected and the GPR survey, further investigation does not appear warranted.

Former International Auto Sales

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the State of Texas on 11/4/13 and the EPA on 11/12/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/18/13.

The following Recognized Environmental Conditions (RECs) were found:

- The historical on-site printing and automotive facilities
- The off-site automotive maintenance facilities to the north
- The previous on-site soil sampling with elevated lead concentrations

Based on the findings, the City submitted a Phase II assessment request to the EPA during the 2nd Quarter of FY14. The EPA approved the Phase II assessment on 4/16/14. The Phase II Assessment was completed on 6/19/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site groundwater in the vicinity of monitoring well MW-4 appear to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-

based regulatory standards. Several metals were detected in the soils slightly above the TCEQ risk-based regulatory standards. However, based on additional analysis and the detected metal concentrations being consistent with typical urban areas, further investigation does not appear warranted.

Wilkerson's 1

Under the previous City of Arlington Brownfields Grant (2010), a Phase I was completed on 5/5/11.

The following Recognized Environmental Conditions (RECs) were found:

- Former on-site gas station and automotive service facilities
- Existing on-site Wilkerson's Automotive & Front End Service
- Former and existing off-site auto maintenance/repair facilities located to the adjacent north, west and east of the site
- Former off-site gas station located to the southwest of the site

Based on the findings, the City requested approval for a Phase II assessment on 5/11/11, which the EPA approved the same day. The subsequent sampling plan was submitted on 5/23/11, which the EPA approved on 6/6/11. The Phase II Assessment was completed on 7/20/11.

Findings and Recommendations:

Based on the analytical results, the on-site soils and groundwater appear to be affected by TPH, lead and select VOCs and PAHs exceeding TCEQ risk-based regulatory standards associated with a release of petroleum hydrocarbons from the former on-site gas station and auto service facilities.

The site was approved for a Phase III Cleanup on 7/31/11. Based on the information submitted to the TCEQ as part of the cleanup planning, the TCEQ requested additional assessment of the petroleum impacted groundwater. The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 11/21/13. The EPA reviewed the PSAP and requested changes on 12/19/13. The PSAP was revised and sent to the EPA for final approval. The EPA then requested a new petroleum determination letter from the TCEQ. The City requested a new petroleum determination letter from the TCEQ. However, based on the LPST status of the site, the TCEQ considered the site high risk and a petroleum determination letter was not granted by the TCEQ. Therefore the site assessment activities are being completed outside of the Brownfields Program by the owner.

Wilkerson's 2

Under the previous City of Arlington Brownfields Grant (2010), a Phase I was completed on 5/5/11.

The following Recognized Environmental Conditions (RECs) were found:

- Former on-site gas station and automotive service facilities
- Existing on-site Wilkerson's Automotive & Front End Service
- Former and existing off-site auto maintenance/repair facilities located to the adjacent north, west and east of the site
- Former off-site gas station located to the southwest of the site

Based on the findings, the City requested approval for a Phase II assessment on 5/11/11, which the EPA approved the same day. The subsequent sampling plan was submitted on 5/23/11, which the EPA approved on 6/6/11. The Phase II Assessment was completed on 7/20/11.

Findings and Recommendations:

Based on the analytical results, the on-site soils and groundwater appear to be affected by TPH, lead and select VOCs and PAHs exceeding TCEQ risk-based regulatory standards associated with a release of petroleum hydrocarbons from the former on-site gas station and auto service facilities.

The site was approved for a Phase III Cleanup on 7/31/11. Based on the information submitted to the TCEQ as part of the cleanup planning, the TCEQ requested additional assessment of the petroleum

impacted groundwater. The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 11/21/13. The EPA reviewed the PSAP and requested changes on 12/19/13. The PSAP was revised and sent to the EPA for final approval. The EPA then requested a new petroleum determination letter from the TCEQ. The City requested a new petroleum determination letter from the TCEQ. However, based on the LPST status of the site, the TCEQ considered the site high risk and a petroleum determination letter was not granted by the TCEQ. Therefore the site assessment activities are being completed outside of the Brownfields Program by the owner.

Atmos Energy Office

Under the previous City of Arlington Brownfields Grant (2010), a Phase I was completed on 8/3/11.

The following Recognized Environmental Conditions (RECs) were found:

- Historical off-site printing facilities, machine shops, manufacturing companies and automotive repair facilities
- The historical on-site UST

Based on the findings, the City requested approval for a Phase II assessment on 8/12/11, which the EPA approved the same day. The subsequent sampling plan was submitted on 8/25/11, which the EPA approved on 9/7/11. The Atmos Energy Phase II was completed on 10/14/11.

Findings and Recommendations:

Based on the analytical results, the on-site soils and groundwater appear to be affected by petroleum hydrocarbons and/or arsenic exceeding TCEQ risk-based regulatory standards in soils and/or groundwater associated with a release of petroleum hydrocarbons from the former on-site gas tanks.

The site was approved for a Phase III Cleanup Plan on 6/26/12. A MSD application was submitted to the City of Arlington on 10/25/12 and was approved by City Council on 12/18/12. A TCEQ MSD application was submitted in April 2013 and the TCEQ issued an MSD Certificate on 7/13/13. The TCEQ requested additional shallow soil sampling for metals prior to closure.

The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 2/19/14 and the City also submitted a new property eligibility form on 2/20/14. The EPA reviewed the PSAP and requested changes on 3/3/14. The PSAP was revised and sent to the EPA for final approval. The EPA then requested a new petroleum determination letter for the site, which was obtained from the TCEQ on 3/24/14. The EPA approved the PSAP 5/15/14. The Phase II will be completed during the 4th quarter.

Based on the soil sampling results, it appears that the on-site soils have not been impacted with RCRA 8 metals in excess of applicable TCEQ risk-based regulatory standards.

AOA

Under the previous City of Arlington Brownfields Grant (2010), the owner had already conducted Phase I and Phase II assessments before contacting the City. The assessments identified contamination problems, so the City began working on a Phase III Cleanup Plan for a MSD with previous grant funds. The EPA approved the continuation of the Phase III using grant funds on 10/18/10. The TCEQ issued an MSD Certificate on 8/28/12. The Affected Property Assessment Report was prepared and submitted to the TCEQ on 1/31/13. Based on the analytical result, TCEQ requested additional assessment of the site.

The City requested EPA approval of the property specific sampling and analysis plan (PSAP) on 2/28/14 and the City also submitted a new property eligibility form on 3/7/14. The EPA requested that a new Phase I be completed prior to approval of the PSAP. The City submitted a new property eligibility form on 6/3/14. The Phase I is in progress and will be completed during the 4th quarter.

TxDOT Property

The City of Arlington is considering purchasing and redeveloping of the property. The City requested approval for a Phase I assessment on the property on 10/17/13. Site eligibility was granted by the TCEQ on 6/30/14 and the EPA on 7/2/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I is currently in progress and will be completed during the 4th quarter.

Sites Assessed with Grant Funds

To date, 4 Phase I assessments and 5 Phase II assessments have been completed with grant funds. All sites with assessments completed or pending are described in *Table 1*.

Table 1 – Sites Assessed with Grant Funds

Site Name	Site Address	Assessment Type	Year Assessed	Site Info In ACRES?
Automotive Complex	201 North East Street, 400, 500 and 506 East Division Street	Phase I Phase II	December 2013 June 2014	Yes
Vacant Land	307 East Front Street	Phase I Phase II	December 2013 June 2014	Yes
Carplex Auto Group	330 East Division Street	Phase I Phase II	December 2013 June 2014	Yes
Former International Auto Sales	500 East Front Street	Phase I Phase II	December 2013 June 2014	Yes
Atmos Energy	106 Stadium Drive	Phase II	In Progress	Yes
AOA	800 Orthopedic Way 813-15 Secretary Drive	Phase I	In Progress	No
TxDot Property	1608 North Collins	Phase I ESA	In progress	No

BUDGET

A total of **\$57,568.19** in grant funds was expended this quarter. The expenditures included:

- \$18,392.03 in costs for Phase II Assessment activities on the Automotive Complex property
- \$11,041.30 in costs for Phase II Assessment activities on the Vacant Land property
- \$11,379.05 in costs for Phase II Assessment activities on the Carplex Auto Group property
- \$16,368.31 in costs for Phase II Assessment activities on the Former International Auto Sales property
- \$387.50 in costs for the Quarterly Reporting.

Table 2 – General Budget Summary
Table 2 provides a general budget summary for the grant.

Work plan Budget Object Class Categories	Current Approved Budget	Costs Incurred Previous Quarter	Costs Incurred This Quarter	Costs Incurred to Date	Total Remaining Funds
1. Personnel	\$0	\$0	\$0	\$0	\$0
2. Fringe Benefits	\$0	\$0	\$0	\$0	\$0
3. Travel	\$0	\$0	\$0	\$0	\$0
4. Equipment	\$0	\$0	\$0	\$0	\$0
5. Supplies	\$0	\$0	\$0	\$0	\$0
6. Contractual	\$200,000.00	\$5,139.25	\$57,568.19	\$77,131.64	\$122,868.36
7. Construction	\$0	\$0	\$0	\$0	\$0
8. Other	\$0	\$0	\$0	\$0	\$0
Total	\$200,000.00	\$5,139.25	\$57,568.19	\$77,131.64	\$122,868.36

Table 3 - Budget Summary by Workplan Task
Table 3 provides a breakdown of expenditures by Work plan tasks.

Workplan Tasks							
Workplan Budget Object Class Categories	Assessment	Cleanup Planning	Inventory	Community Outreach	Travel	Quarterly Expenses	Cumulative Expenses
1. Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Contractual	\$77,131.64	\$0	\$0	\$0	\$0	\$57,568.19	\$77,131.64
7. Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$77,131.64	\$0	\$0	\$0	\$0	\$57,568.19	\$77,131.64

CLEANUP AND REDEVELOPMENT PLANNING

No cleanup or redeveloping planning was conducted during the 3rd Quarter of FY14.

SITE INVENTORY AND CHARACTERIZATION

The City continues to use Terracon's services for GeoSearch to help manage and update our Brownfields inventory.

COMMUNITY OUTREACH AND INVOLVEMENT

The City chose to continue with the existing Brownfields Advisory Committee (BAC), which was established through our previous grants. The Committee had their first meeting of the new grant cycle on 10/14/13. At this meeting, we discussed the grant closeout process of the previous grant, ongoing projects, the new grant, and upcoming assessments. City staff also announced that Terracon had been selected as the City's environmental contractor through a competitive RFQ process.

The Committee had their second meeting of the new grant cycle on 3/17/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their third meeting of the new grant cycle on 6/26/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

TRAVEL

No travel-related activities were conducted this quarter.

MBE/WBE REPORT

This report is due semi-annually for periods ending March 31 & September 30. The MBE/WBE report for the 1st and 2nd quarters were completed and mailed to Debora Bradford at Region 6 EPA in April 2014. The next MBE/WBE report for current period and the 4th quarter will be completed in October 2014. For the 2015 fiscal year, the MBE/WBE reports will be due annually and will be submitted to Debora Bradford at Region 6 EPA in October 2015.

ACRES - SITE ASSESSMENT REPORTING

ACRES' reporting was updated on 7/24/14 to reflect the status of all sites listed in Table 1.

FEDERAL FINANCIAL REPORT

The SF-425 report will be submitted on 10/30/14.

QUALITY MANAGEMENT PLAN

The EPA Region 6 Quality Assurance Officer approved the QMP on 7/22/13. The QTRAK # for the initial QMP was 13-38.1. At the end of the 3rd quarter, the City was updating the QMP to submit to the EPA in July 2014.

GENERIC QUALITY ASSURANCE PROJECT PLAN

The City's generic Quality Assurance Project Plan was prepared and provided to EPA on 11/14/13. The EPA approved the QAPP on 12/18/13. However, on 2/28/14, the EPA stated, that due to a change in policy, all future Phase II Assessment activities will require a site specific QAPP for approval. The first site specific QAPPs will be submitted for assessment of the properties at 110-126 Stadium Drive.